

**FOR SALE**



**Lansdowne Crescent, Willes Road**

**2 Bedroom, 1 Bathroom, Apartment**

**£230,000**

**MARTIN&CO**



- Two double bedrooms
- Open plan kitchen living room
- Character with a modern finish
- Bright and spacious
- Private patio / courtyard rear garden
- No chain

Set within one of the area's distinctive crescent-shaped buildings, this bright, spacious, and modern lower ground floor apartment offers stylish living in a prime town-centre location.

The property features generously sized double bedrooms, a private entrance, and its own secluded courtyard, providing an ideal outdoor space to relax or entertain. Further benefits include on-road parking and a highly convenient position in the heart of town, within easy walking distance of a wide range of shops, cafés, restaurants, and other local amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



### HALLWAY

3' 9" x 3' 8" (1.14m x 1.12m)

### KITCHEN/LIVING ROOM

17' 6" x 14' 10" (5.33m x 4.52m)

### INNER HALL

7' 2" x 5' 11" (2.18m x 1.8m)

### BEDROOM ONE

11' 5" x 9' 4" (3.48m x 2.84m)

### BEDROOM TWO

11' 10" x 5' 9" (3.61m x 1.75m)

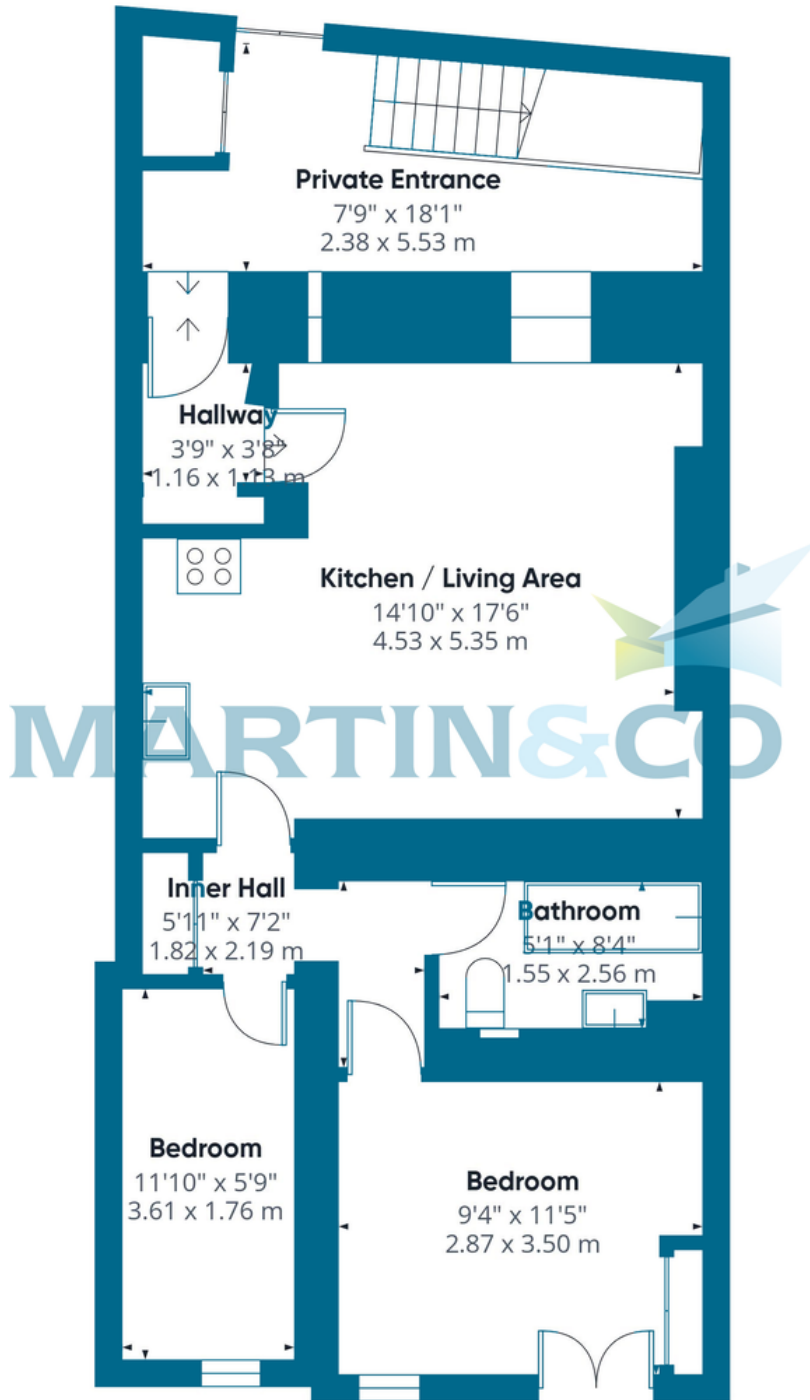
### BATHROOM

8' 4" x 5' 1" (2.54m x 1.55m)

### PRIVATE COURTYARD

TENURE The property is leasehold with a share of freehold the service charge is approximately £1200.00 per annum, this information should be checked and verified by your legal representative.





**Approximate total area**

641 ft<sup>2</sup>  
59.6 m<sup>2</sup>

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